

2600 State Road

Bensalem, PA

Available For Lease
252,652 SF Logistics/Manufacturing Space



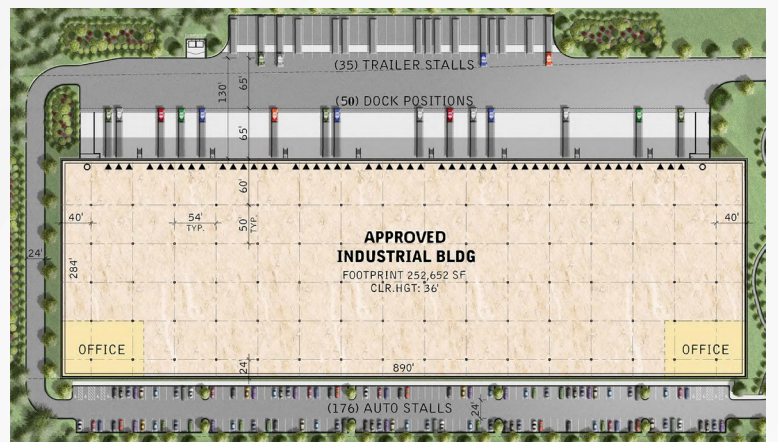
AVISON
YOUNG

BUILDING A SPECIFICATIONS

PROPERTY OVERVIEW

The primary building onsite is 252,652 square foot, class-A industrial facility. The fully-approved site plan offers the most current and optimal efficiency metrics with respect to building depth, interior clear heights, and ratios of loading and parking relative to the size of the facility. Further, the site design allows full flexibility to accommodate multiple Tenants. All other aspects of the construction remain customizable; including but not limited to column spacing, size of utility connections and construction of office areas.

Address	2600 State Road - Bldg A Bensalem, PA
Square Footage	252,652 SF
Loading Doors	50 loading doors
Trailer Spaces	50 trailer spaces
Car parking	173 spaces
Clear Height	40 ft clear height
Column Spacing	TBD
Tenant	Single or multi-tenant
Office Space	Office space built to suit
Drive-In Doors	2 drive-in doors
Sprinklers	ESFR

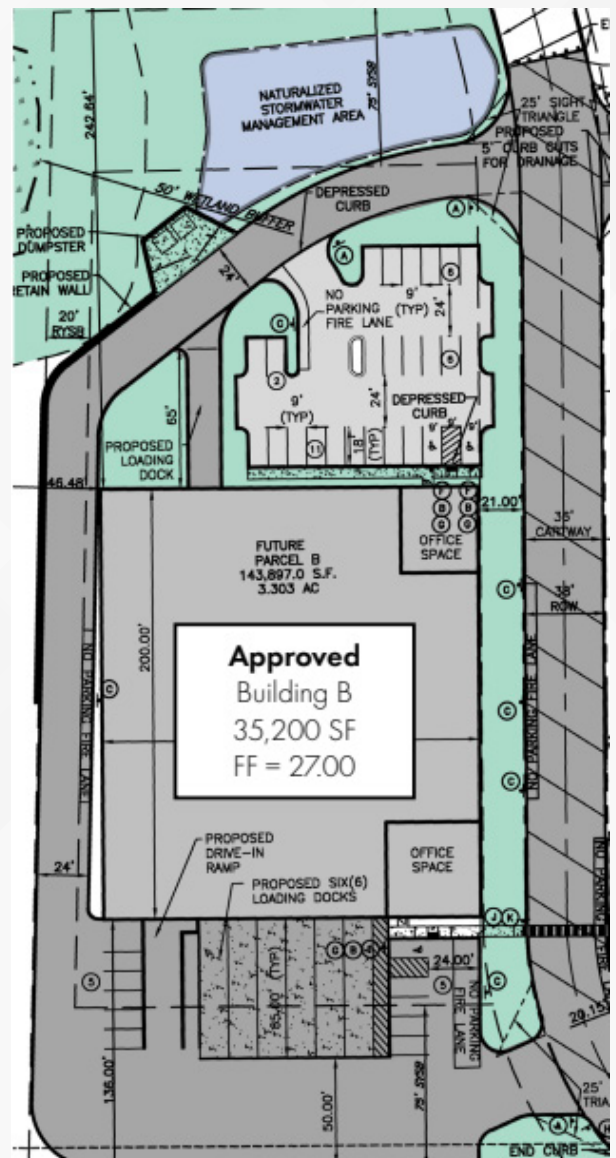


BUILDING B SPECIFICATIONS

PROPERTY OVERVIEW

The second building onsite, also fully-approved, measures approximately 35,200 square feet and provides for single or multi-tenant occupancy. Similar to the first building, all aspects of vertical construction remain customizable; including but not limited to column spacing, size of utility connections and construction of office areas.

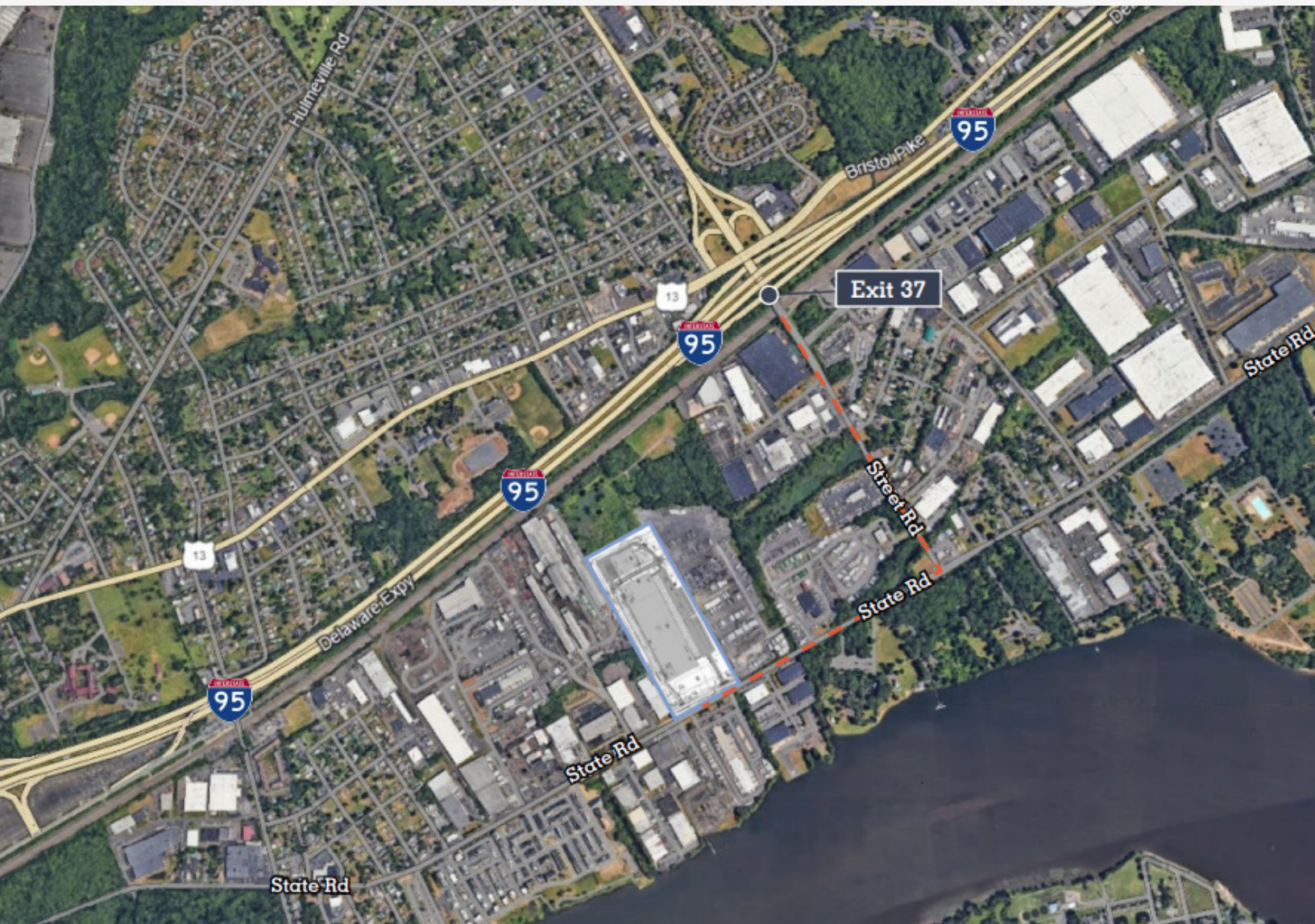
Address	2600 State Road - Bldg B Bensalem, PA
Square Footage	35,200 SF
Acres	3.3 acres
Loading Doors	7 loading doors
Car parking	43 spaces
Tenant	Single or multi-tenant
Office Space	Office space built to suit
Drive-In Doors	2 drive-in doors
Sprinklers	ESFR



SITE OVERVIEW

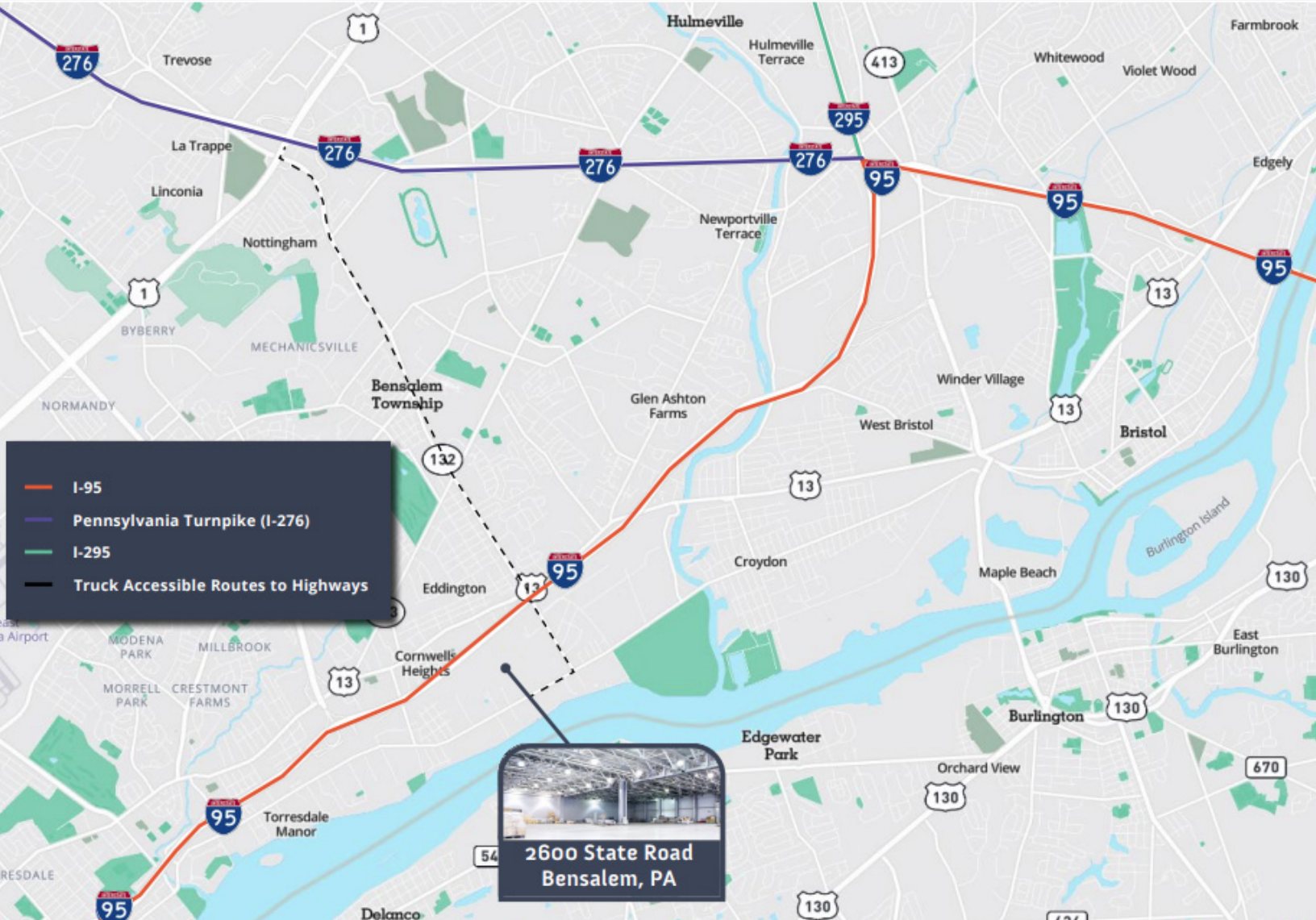
The site features a 252,652-square-foot, Class-A industrial facility designed for optimal efficiency, including modern building depth, interior clear heights, and ideal loading and parking ratios. The fully approved site plan supports flexible tenant configurations, with customizable construction elements such as column spacing, utility connections, and office buildouts.

A second approved building on the site measures approximately 35,200 square feet and is also suitable for single or multi-tenant use. Like the main facility, it offers flexibility in vertical construction, allowing for tailored features based on tenant needs, including adaptable column spacing and utility infrastructure.



LOCAL TRUCK ACCESS

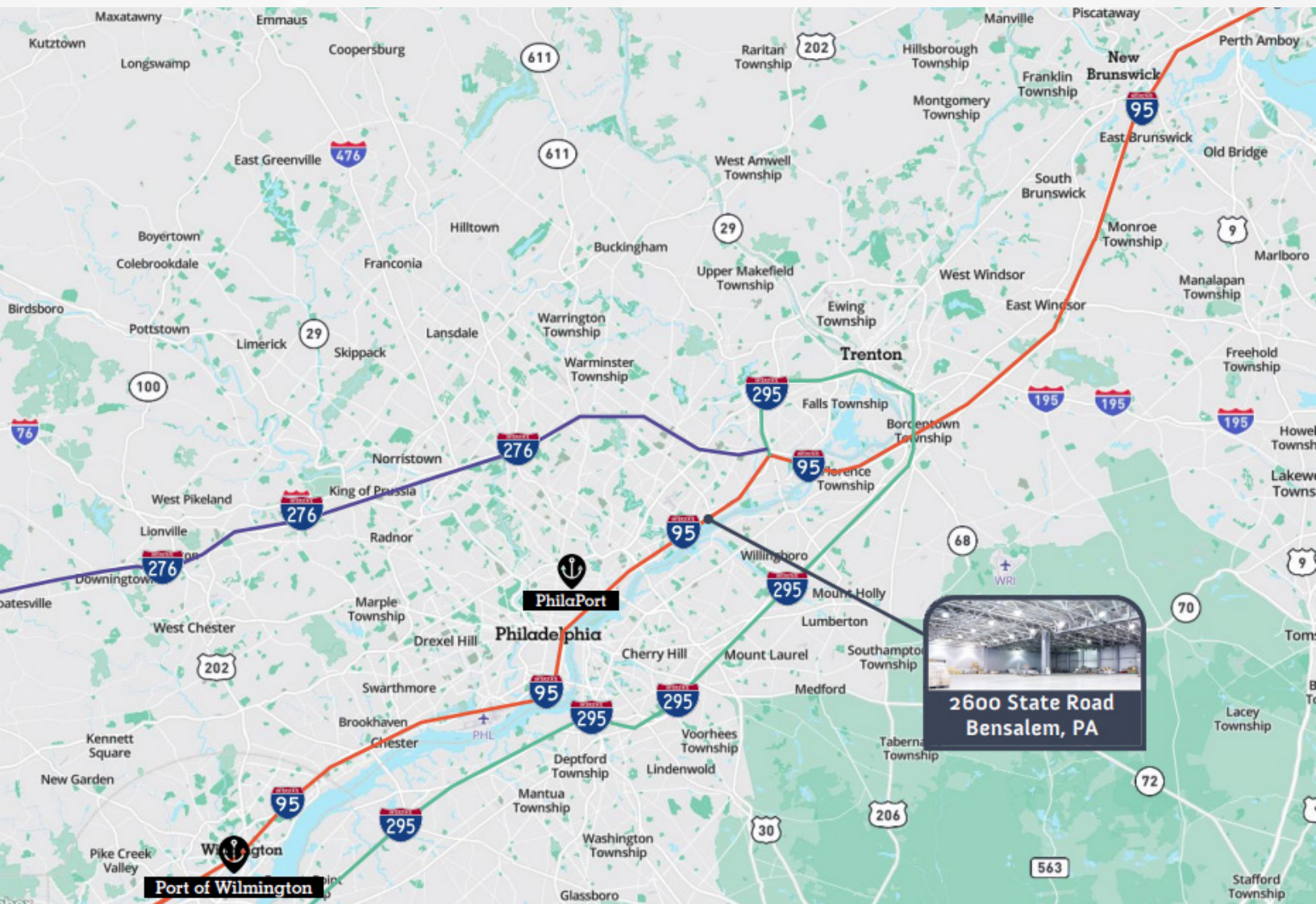
2600 State Road benefits from exceptional trucking logistics: direct proximity to I-95 and Street Road, seamless access to the PA Turnpike and U.S. highways, and robust on-site support with scales, fueling, parking, and repair services. This makes the site highly suitable for distribution, warehousing, or fleet operations.



REGIONAL TRUCK ACCESS

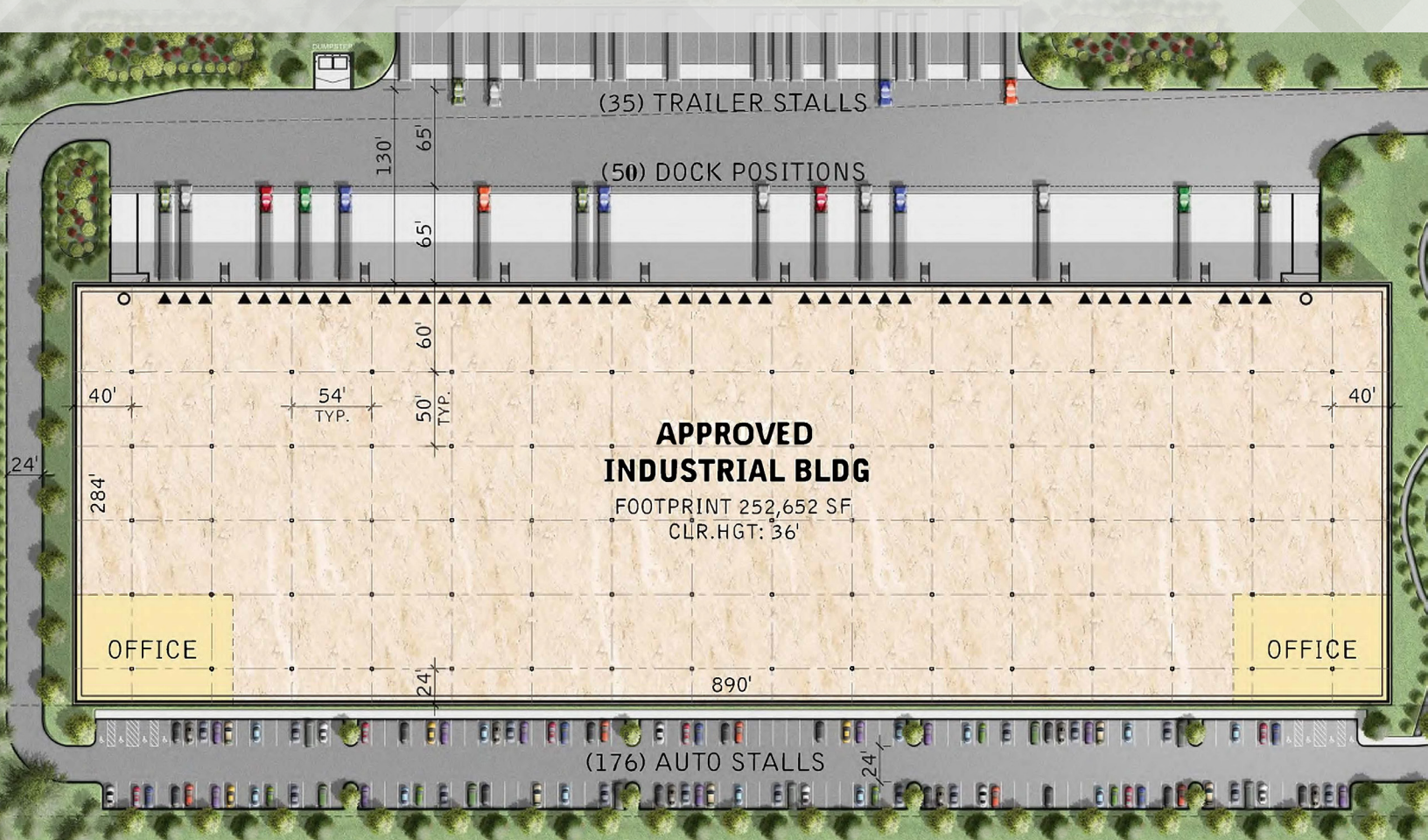
2600 State Road offers exceptional regional truck access with direct proximity to I-95, enabling efficient north-south distribution along the East Coast. The site is ideally located for reaching key markets such as New York City, Philadelphia, and Baltimore/Washington, D.C., all within a 2-hour drive.

Additional access to the Pennsylvania Turnpike (I-276), U.S. Routes 1 and 13, and nearby freight hubs like the Port of Philadelphia and Philadelphia International Airport enhances its value as a logistics and distribution center. This strategic location supports both regional and long-haul trucking operations.



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Bensalem, PA



**Get more
information**

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